130.0	0001	0028.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,129,200 / 1,129,200
					USE VALUE: 1,129,200 / 1,129,200
					ASSESSED: 1,129,200 / 1,129,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS JOSHUA & LISA H
Owner 2:	
Owner 3:	
Street 1:	54 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,063 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Wood Shingle Exterior and 2434 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11063.000	447,900	4,600	676,700	1,129,200
Total Card	0.254	447,900	4,600	676,700	1,129,200
Total Parcel	0.254	447,900	4,600	676,700	1,129,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.93 | /Parcel: 463.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84170

GIS Ref

GIS Ref

Insp Date 05/11/18

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0028.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,800	4600	11,063.	676,700	1,129,100	1,129,100	Year End Roll	12/18/2019
2019	101	FV	344,700	4600	11,063.	714,300	1,063,600	1,063,600	Year End Roll	1/3/2019
2018	101	FV	339,300	4600	11,063.	526,300	870,200	870,200	Year End Roll	12/20/2017
2017	101	FV	339,300	4600	11,063.	503,800	847,700	847,700	Year End Roll	1/3/2017
2016	101	FV	339,300	4600	11,063.	466,200	810,100	810,100	Year End	1/4/2016
2015	101	FV	331,200	4600	11,063.	391,000	726,800	726,800	Year End Roll	12/11/2014
2014	101	FV	331,200	4600	11,063.	382,000	717,800	717,800	Year End Roll	12/16/2013
2013	101	FV	331,200	4600	11,063.	363,900	699,700	699,700		12/13/2012

!10181!

PRINT

Date	Time
12/11/20	00:31:01

LAST REV

Date	Time
08/25/18	13:09:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG GRACE C	26595-397		8/20/1996		380,000	No	No		Y

USER DEFINED

Prior Id # 1:	84170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2009	934	Sun Room	26,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Entry Denied	243	PATRIOT
3/4/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11063		Sq. Ft.	Site		0	90.	0.68	10									676,697						676,700	

Total AC/HA: 0.25397 | Total SF/SM: 11063 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 676,697 | Spl Credit | Total: 676,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08138871
Const Adj.:	1.00969899
Adj $ / SQ:	136.485
Other Features:	108354
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608542
Depreciation:	160655
Depreciated Total:	447887

COMMENTS

BK:7005 PG:371 648-1430.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

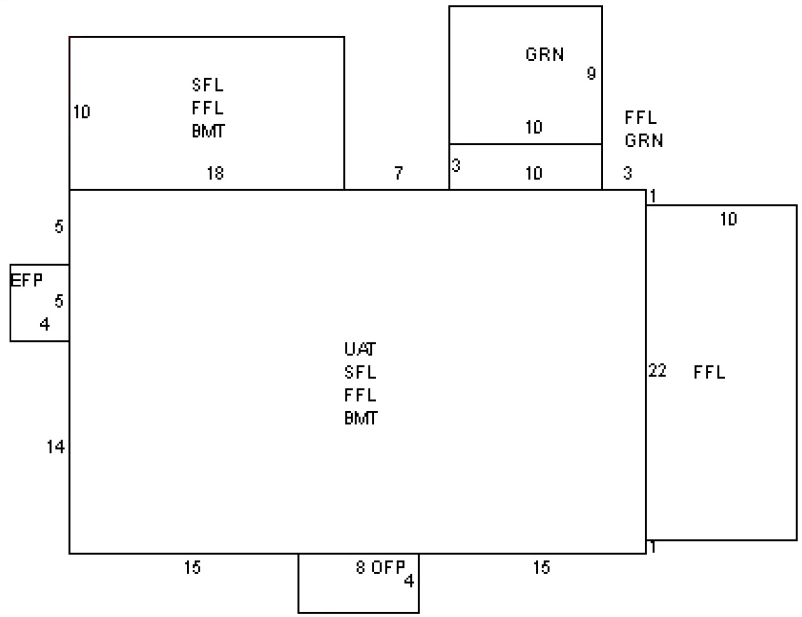
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.15
Special Features:	0	Val/Su Net:	114.09
Final Total:	447900	Val/Su SzAd	184.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,342	136.480	183,162
BMT	Basement	1,092	40.950	44,712
SFL	Second Floor	1,092	136.480	149,041
UAT	Upper Attic	228	54.590	12,447
GRN	Greenhouse	120	19.350	2,322
OFP	Open Porch	32	44.430	1,422
EFP	Enclos Porch	20	73.300	1,466
	Net Sketched Area:	3,926	Total:	394,572
Size Ad	2434	Gross Are	4610	FinArea 2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

130.0-0001-0028.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	G	AV	1970	5.74	T	39.2	101			600			600
3	Garage	D	Y	1	14X20	A	AV	1913	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600